

84-95-A PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.28, (211.2 & 201.1) to permit a side yard setback of 3' in lieu of to required 6'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

I need to build a carport because I have a very expensive corvette sports car that is for shows. And it needs to be under cover. I cannot build on rear of house because of trees, fence and shrubbery.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Legal Owner(s):

(Type or Print Name)

Joris Brooks

Signature

Joris Brooks

Address

2817 Greenlawn Road

City and State

Baltimore, Maryland

Attorney for Petitioner:

John W. Hession, III

(Type or Print Name)

John W. Hession, III

Address

Rm. 223, Court House

City and State

Towson, Maryland 21204

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Mr. & Mrs. Joris Brooks

City and State

Baltimore, Maryland

Attorney's Telephone No.:

597-8847

Address

2817 Greenlawn Road

City and State

Baltimore, Maryland

Phone No.

597-8847

Ordered By The Zoning Commissioner of Baltimore County, this 9th day of August, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of October, 1983, at 10:00 o'clock A.M.

Carl Jahn
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S of Greenlawn Rd., 50' E of the Centerline of Meadowlawn Rd., 2nd District : OF BALTIMORE COUNTY

JORIS BROOKS, et ux, Petitioners : Case No. 84-95-A

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 23rd day of September, 1983, a copy of the foregoing Order was mailed to Mr. and Mrs. Joris Brooks, 2817 Greenlawn Road, Baltimore, MD 21207, Petitioners.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 4, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Joris Brooks
2817 Greenlawn Road
Baltimore, Maryland 21207

RE: Case No. 84-95-A (Item No. 36)
Petitioner - Joris Brooks, et ux
Variance Petition

Dear Mr. & Mrs. Brooks:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Zoning Commissioner
TO: Office of Planning and Zoning Date: August 31, 1983
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items.

- Item #35 - Garrett Leasing Associates
- Item #36 - Joris & Carol Brooks
- Item #38 - William F. Wilke, Inc.
- Item #39 - Raymond J. & Pio J. Marocco
- Item #40 - Charles & Mary Reibel
- Item #41 - Calvin & Joan L. Hornstein
- Item #42 - Robert D. Battista

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

137/eth



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

September 2, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #36 (1983-1984)
Property Owner: Joris and Carol Brooks
S/S Greenlawn Rd. 50' E. from centerline Meadowlawn Rd.
Acres: 67/67 X 137.96/139.83
District: 2nd

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements exist and are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

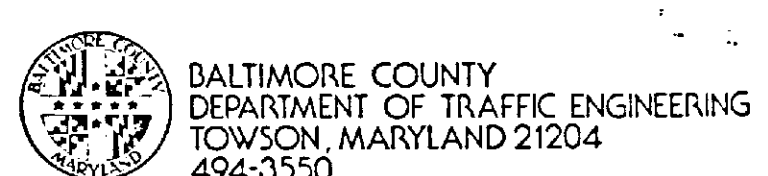
This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 36 (1983-1984).

Very truly yours,

Robert A. Morton, P.E.
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EM:PM:iss

1-NE Key Sheet
12 & 13 NW 24 Pos. Sheets
NW 2 & 4 P Topo
88 Tax Map



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

September 1, 1983

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. (36) 37, 39, 40, 42 ZAC - Meeting of August 9, 1983
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

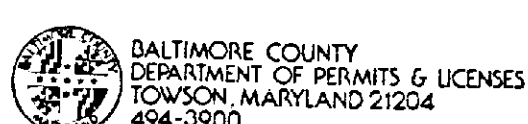
Acres:
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 36, 37, 40, and 42.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/cem



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3000

TED ZALESKI, JR.
DIRECTOR

September 20, 1983

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 36 Zoning Advisory Committee Meeting

are as follows:

Property Owner: Joris & Carol Brooks
Location: S/S Greenlawn Road 50' E. from centerline Meadowlawn Rd.
Existing Zoning: R.R. 5.5
Proposed Zoning: Variance to permit a side yard setback of 3' in lieu of the required 6'.
Acres: 67/67 X 137.96/139.83
District: 2nd

The items checked below are applicable:

- X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill #22 EXISTING STRUCTURE FOR THE PROPOSED STRUCTURE and other applicable Codes.
- X B. A building and other miscellaneous permits shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- X E. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'-0" of lot line. A fire wall is required if construction is on the lot line. See Table 101, Item 2, 1979 Edition.
- F. Requested variance conflicts with the Baltimore County Building Code, Section 4.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change in use is proposed, complies with the height/area requirements of Table 505 and the required construction classification of Table 101.
- I. Comments:

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plan Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plan Review

CEB:rrj

FORM 01-82

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit _____

PETITION FOR VARIANCE
2nd Election District

ZONING: Petition for Variance
LOCATION: South side of Greenlawn Road, 50 ft. East of the centerline of Meadowlawn Road
DATE & TIME: Thursday, October 13, 1983 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 3 ft. in lieu of required 6 ft.

The Zoning Regulation to be excepted as follows:
Section 1B02.3B (211.3 & 301.1) - side yard setback in D.R. 5.5 (R-6) zone
All that parcel of land in the Second District of Baltimore County

Being the property of Joris Brooks, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 4, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

T.A.C. Meeting of: August 9, 1983

RE: Item No: 35, 36, 37, 38, 39, 40, 41 & 42
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

The above mentioned items have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

NNP/bp

October 14, 1983

Mr. & Mrs. Joris Brooks
2817 Greenlawn Road
Baltimore, Maryland 21207

IN RE: Petition Zoning Variance
S/S of Greenlawn Rd., 50' E of
the centerline of Meadowlawn
Road - 2nd Election District
Joris Brooks, et ux, Petitioners
Case No. 84-95-A

Dear Mr. & Mrs. Brooks:

I have this date passed my Order in the above-referenced matter in accordance with the attached.

Sincerely,
Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ/srl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
FROM: Norman E. Gerber
Director of Planning and Zoning
SUBJECT: Joris Brooks
84-95-A
Date: September 21, 1983

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NRG:JGH:cav

Located on the south side of Greenlawn Road 50 feet east of the centerline of Meadowlawn Road and known as lot #5 Block B as shown on plot of Greenlawn and recorded in land records of Baltimore County in Liber 22 Folio 5 also known as # 2817 Greenlawn Rd.

September 15, 1983

Mr. & Mrs. Joris Brooks
2817 Greenlawn Road
Baltimore, Maryland 21207

NOTICE OF HEARING
Re: Petition for Variance
S/S of Greenlawn Rd., 50' E of the c/l
of Meadowlawn Rd.
Joris Brooks, et ux - Petitioners
Case No. 84-95-A

TIME: 10:00 A.M.

DATE: Thursday, October 13, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 119494
DATE 7-27-83 ACCOUNT R-01-615-000
AMOUNT 35.00
RECEIVED FROM Joris Brooks
FOR Advertising & Posting Case #84-95-A
G 043*****30010 6276A
VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

September 29, 1983

Mr. & Mrs. Joris Brooks
2817 Greenlawn Road
Baltimore, Maryland 21207

Re: Petition for Variance
S/S of Greenlawn Rd., 50' E of the
c/l of Meadowlawn Road
Joris Brooks, et ux - Petitioners
Case No. 84-95-A

Dear Mr. & Mrs. Brooks:

This is to advise you that \$60.42 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,


Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 121564
DATE 10/7/83 ACCOUNT R-01-615-000
AMOUNT \$60.42
RECEIVED FROM Joris Brooks
FOR Advertising & Posting Case #84-95-A
G 045*****60210 6076A
VALIDATION OR SIGNATURE OF CASHIER

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners seek relief from Section 1B02.3B. (211.3 and 301), pursuant to Section 307, BCZR.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of October, 1983, that the Petition for Variance to permit a side yard setback of three feet instead of the required six feet be and is hereby GRANTED, from and after the date of this Order, subject to the following


Zoning Commissioner of
Baltimore County

[illegible]

Hand-drawn map showing the intersection of Meadowlawn Rd. and Greenlawn Rd. Windsor Mill Rd. is shown to the east. A house at 3817 is located on Greenlawn Rd. south of the intersection. An arrow points from the house to the intersection. A north arrow points towards the top right.

Petitioner Joris Brooks, et ux Received by Nicholas B. Commodari
 Petitioner's Attorney _____ Nicholas B. Commodari
 _____ Chairman, Zoning Plans
 _____ Advisory Committee

CITY NEWSPAPERS OF MARYLAND, INC.
 Westminster, Md., Shet. #22,19, 63
 We certify that the enclosed #4539271, P.O. #4539271
 is a copy of the newspaper published on 12/19/63
 in the County of St. Mary's, Maryland.
 County Times, a daily newspaper, published
 in Westminster, Carroll County, Maryland
 Herald, a weekly newspaper, published
 in Elkridge, Carroll County, Maryland
 City Times, a weekly newspaper, published
 in Frederick, Frederick County, Maryland
 in Frederick County, Baltimore County, Maryland
 COUNTY NEWSPAPERS OF MARYLAND, INC.

Per *James H. Fisher*

[illegible]

THE JEFFERSONIAN,
L. Frank Struble

 Manager.
 Cost of Advertisement : 21.00

District: 2nd Date of Posting: Sept 23-83
 Posted for: Variance
 Petitioner: Josie Brooks et al
 Location of property: SW Krumtown Road, 50 E of the Cle of
27 Krumtown Road
 Location of Signs: on front of 2817 Krumtown Road
 Remarks: _____
 Permitted by: S. J. Roth Date of return: Sept 30 - 83
 Signature _____
 Number of Signs: 1